

Notice Page 1 of 3
Russell Shirts Washington County Recorder
07/09/2018 10:05:59 AM Fee \$14.00 By
JENKINS BAGLEY, PLLC

Recorded at the request of:
Coral Canyon Master Residential Owners Association

Record against the Property
described in Exhibit A

After Recording mail to:
Jenkins Bagley, PLLC
285 W. Tabernaacle, Ste 301
St. George, UT 84770

**NOTICE OF REINVESTMENT FEE
FOR
VIEWS AT CORAL CANYON**

KNOW ALL PERSONS: Coral Canyon Master Residential Owners Association, ("Association") located in Washington County, Utah, by and through its Board of Directors ("Board"), hereby claims a Reinvestment Fee upon the occurrence of any sale, transfer, or conveyance of any Lot (as applicable, a "Transfer") within the Views at Coral Canyon (as set forth in Exhibit A attached hereto, including any other Lots that are added to the Views at Coral Canyon) but excluding the initial sale or transfer by or to Declarant or an affiliate or successor of Declarant. The party receiving title to the Lot (the "Transferee") shall pay to the Association a Reinvestment Fee in an amount to be established by the Board from time to time, provided that in no event shall the Reinvestment Fee exceed the lesser of (i) 0.5% of the value of the applicable Lot, or (ii) the maximum rate permitted by applicable law.

The Reinvestment Fee shall be due and payable by the Transferee to the Association at the time of the Transfer giving rise to the payment of such Reinvestment Fee and shall be treated as a Views Individual Assessment for collection purposes.

The purpose and requirement of the Reinvestment Fee is to benefit the burdened property, including but not limited for:

- (A) common planning, facilities, and infrastructure;
- (B) obligations arising from an environmental covenant;
- (C) community programming;
- (D) resort facilities;
- (E) open space;
- (F) recreation amenities;
- (G) charitable purposes; or
- (H) association expenses.

This Reinvestment Fee is intended to run with the land, in perpetuity, and to bind any and all successors in interest and assigns. The Reinvestment Fee precludes the imposition of an additional reinvestment fee covenant on the property.

Exhibit A
(Legal Description)

This Notice of Reinvestment Fee for Views at Coral Canyon affects the following real property, all located in Washington County, State of Utah:

All of Lots 1 through 5, Lots 10 through 12, and Lots 17 through 25, Views at Coral Canyon 1 (W), according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

PARCEL: W-VIEW-1-1 through W-VIEW-1-5
PARCEL: W-VIEW-1-10 through W-VIEW-1-12
PARCEL: W-VIEW-1-17 through W-VIEW-1-25